

**sean mccarthy**

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**From:** Matt [moandcd@optonline.net]  
**Sent:** Thursday, April 19, 2012 6:38 AM  
**To:** sean mccarthy  
**Subject:** Open Door - for Planning Board meeting tonight.

Dear Sean,

Please forward these comments to the Planning Board as we are unable to make this meeting.  
Thanks - Christine Clayton

Dear Planning Board,

I urge you to submit a "negative recommendation" on the Open Door application to inhabit the space at the mouth of New Broadway. While I respect the work that Open Door does for the facility and the study they have brought to the issue, I remain unconvinced that the issue of parking is resolved especially as it pertains to patients. While 70% walk, 30% don't and that traffic and parking will most likely bleed onto New Broadway and congest the traffic at the opening to a residential neighborhood. Their studies have estimated ample parking in places like Hudson Terrace and on Beekman Avenue. It is unlikely that patients will park so far away and in such awkward relation to access this facility. Parking for staff seems to be resolved with the shuttle solution but there needs to be reassurance to residents and the village that such a shuttle would not be dropped a few years into this situation; that has not been conveyed by the documents submitted to the Planning Board to date that the public has had access to.

Finally, the location at this intersection is problematic and likely to impact traffic flow not only on New Broadway but along Highway 9. A medical facility with frequent traffic and open 6 days a week and until 7 pm on most days at the mouth of a residential neighborhood will impact the traffic flow and impact, negatively, the quality of life for residents of the neighborhood.

Sleepy Hollow surely needs to retain Open Door in this community. The Village should make all attempts to facilitate a more appropriate location for Open Door to maintain its vital operations. Unfortunately, the proposed plans do not sufficiently convince me that the parking and traffic issues for a facility serving such larger numbers of patients and staff can be resolved in ways that are adequate not only for the residents of Webber Park but also for the traffic flow along 9 that impacts the Village and surrounding communities.

Sincerely,

Christine Clayton  
91 New Broadway